

**BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY**

Meeting Date: April 19, 2006

Division: Growth Management

Bulk Item: Yes _____ No X

Department: Planning

Staff Contact Person: Jose Papa

AGENDA ITEM WORDING:

A public hearing to consider adoption of Volume Two (2) of the Stock Island/Key Haven Livable CommuniKeys Master Plan titled *Harbor Preservation/Redevelopment and Intra-Island Corridor Enhancement Plan*. Volume 2 is specifically dedicated to the Safe Harbor and Peninsular Port Areas as well as the Intra-Island Corridors of MacDonald/Maloney Avenues and Fifth and Fourth Avenues of Stock Island. Upon adoption, Volume 2 will become a part of Policy 101.20.2 of the Monroe County Year 2010 Comprehensive Plan.

[1st of 2 required public hearings]

ITEM BACKGROUND:

Volume Two (2) is the culmination of over a year-long planning process during which numerous opportunities for community review, input and feedback were provided. During the onset of the process, 25 individuals representing groups of stakeholders were interviewed. Following the interviews, two interactive workshops were held to gather input, provide updates and share ideas, comments and questions of the findings and interim products. Monroe County published and mailed three newsletters which provided updates and encouraged responses on the County's website. The website hosted alternative concepts and strategies along with an interactive comment card.

The Planning Commission held a public hearing in Marathon on March 8, 2006 and recommended approval of the proposed Comprehensive Plan Amendment.

The Stock Island/Key Haven Livable CommuniKeys Master Plan (Volume 1) is incomplete and is being edited by Staff. It will be presented to the BOCC for approval within 60 days.

PREVIOUS RELEVANT COMMISSION ACTION:

On August 20, 2003, the Board of County Commissioners considered the recommendation of the Request for Proposal (RFP) Review Committee and directed Staff to enter into contract negotiations with the chosen respondent of the Request for Proposals. Wallace Roberts and Todd were the chosen respondents by Staff to prepare the Harbor Preservation/Redevelopment and Intra-Island Corridor Enhancement Plan, (Volume 2 of the Stock Island/Key Haven Livable CommuniKeys Master Plan).

CONTRACT/AGREEMENT CHANGES: N/A

STAFF RECOMMENDATIONS: Approval

TOTAL COST: N/A

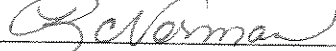
BUDGETED: Yes _____ No N/A

COST TO COUNTY: N/A

SOURCE OF FUNDS: N/A

REVENUE PRODUCING: Yes N/A No _____ **AMOUNT PER MONTH** N/A **Year** _____

APPROVED BY: County Attorney _____ OMB/Purchasing _____ Risk Management _____

ACTING DIVISION DIRECTOR APPROVAL: 
Ronda Norman

DOCUMENTATION: Included X Not Required _____

DISPOSITION: _____

AGENDA ITEM # _____

MONROE COUNTY
YEAR 2010 COMPREHENSIVE PLAN
AMENDMENT

VOLUME TWO (2) OF THE
STOCK ISLAND/KEY HAVEN
LIVABLE COMMUNIKEYS
MASTER PLAN

**BOARD OF COUNTY COMMISSIONERS
KEY WEST-HARVEY GOVERNMENT CENTER
APRIL 19, 2006**

LIVABLE COMMUNIKEYS
VOLUME 2 OF THE STOCK ISLAND/KEY
HAVEN MASTER PLAN

VOLUME 2 IS DEDICATED TO THE SAFE HARBOR AND
PENINSULAR PORT AREAS AS WELL AS THE INTRA-
ISLAND CORRIDORS OF MACDONALD/MALONEY
AVENUES AND FIFTH AND FOURTH AVENUES.

RECOMMENDATIONS

STAFF:

PC:

Approval

MARCH 8, 2006

Approval

MARCH 8, 2006

Resolution #P16-06

BOCC TRANSMITTAL RESOLUTION

A RESOLUTION BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS **TRANSMITTING** TO THE DEPARTMENT OF COMMUNITY AFFAIRS THE REQUEST FILED BY THE PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT AMENDING THE YEAR 2010 COMPREHENSIVE PLAN BASED ON RECOMMENDATIONS ADOPTED AS VOLUME TWO (2) OF THE LIVABLE COMMUNITIES MASTER PLAN FOR STOCK ISLAND AND KEY HAVEN TITLED *HARBOR PRESERVATION/REDEVELOPMENT AND INTRA-ISLAND CORRIDOR ENHANCEMENT PLAN*.

WHEREAS, the Board of County Commissioners held a public hearing on April 19, 2006 for the purposes of considering the transmittal to the Florida Department of Community Affairs, for review and comment, a proposed amendment to the Monroe County Year 2010 Comprehensive Plan; and

WHEREAS, the Planning Commission and the Monroe County Board of County Commissioners support the requested amendments to the Monroe County Year 2010 Comprehensive Plan;

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA, THAT:

- Section 1.** The Board of County Commissioners does hereby adopt the recommendation of the Planning Commission pursuant to the draft ordinance for the adoption of the proposed amendment to the Monroe County Year 2010 Comprehensive Plan; and
- Section 2.** The Board of County Commissioners does hereby transmit the proposed amendment to the Florida Department of Community Affairs for review and comment in accordance with the provisions of Sections 163.184 and 380.0522, Florida Statutes; and
- Section 3.** The Monroe County Staff is given the authority to prepare and submit the required transmittal letter and supporting documents for the proposed amendment in accordance with the requirement of 9J-11.0006 of the Florida Administrative Code; and
- Section 4.** The Clerk of the Board is hereby directed to forward a copy of this resolution to the Director of Planning and Environmental Resources.

PASSED AND ADOPTED by the Board of County Commissioners of Monroe County, Florida, at a regular meeting held on the 19th day of April, A.D., 2006.

Mayor Charles "Sonny" McCoy
Mayor Pro Tem Murray Nelson
Commissioner George Neugent
Commissioner David Rice
Commissioner Dixie Spehar

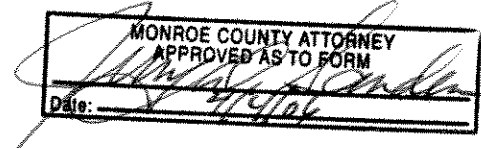
BOARD OF COUNTY COMMISSIONERS
OF MONROE COUNTY, FLORIDA

BY _____
Charles "Sonny" McCoy

(SEAL)

ATTEST: DANNY L. KOLHAGE, CLERK

DEPUTY CLERK



BOCC ORDINANCE

ORDINANCE NO. _____ -2006

AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE YEAR 2010 COMPREHENSIVE PLAN AND **ADOPTING** VOLUME 2 OF THE LIVABLE COMMUNIKEYS MASTER PLAN FOR STOCK ISLAND AND KEY HAVEN TITLED *HARBOR PRESERVATION/REDEVELOPMENT AND INTRA-ISLAND CORRIDOR ENHANCEMENT PLAN*; PROVIDING FOR THE REPEAL OF ALL ORDINANCES INCONSISTENT HERewith; AND DIRECTING THE DIRECTOR OF PLANNING AND ENVIRONMENTAL RESOURCES TO FORWARD A CERTIFIED COPY OF THIS ORDINANCE TO THE FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Monroe County Year 2010 Comprehensive Plan Objective 101.20 identifies the Livable CommuniKeys Planning Program as a planning program designed to address community needs while balancing the needs of all of Monroe County; and

WHEREAS, the Monroe County Board of County Commissioners makes the following Findings of Fact:

1. Policy 101.20.1 of the Year 2010 Comprehensive Plan directs Monroe County to develop a series of Community Master Plans which shall include specific criteria, including close coordination with other community plans ongoing in the same area and sets out twelve principles to direct development of the master plans.

2. The Livable CommuniKeys Master Plan for Stock Island is the product of the Livable CommuniKeys program as outlined in the Monroe County Year 2010 Comprehensive Plan Objective 101.20.

3. Policy 501.1.1 of the Year 2010 Comprehensive Plan states that Monroe County shall permit only port and port-related land use within the Safe Harbor/Peninsular port area of Stock Island.

4. Policy 502.1.2 of the Year 2010 Comprehensive Plan states that Monroe County shall permit land uses supportive, complementary to or otherwise port related nearby and adjacent to the Safe Harbor/Peninsular Port areas of Stock Island.

5. Volume Two (2) of the Stock Island/Key Haven Master Plan titled *Harbor Preservation/Redevelopment and Intra-Island Corridor Enhancement Plan* sets out the following six principles; preserve the working waterfront, revitalize the port area while improving the physical setting, accommodate a diversity of water-oriented activities and

people, connect the port area to the surrounding community, provide access along the waterfront, and to respect and reinforce the heritage and character of the community.

6. The Master Plan will be adopted as a part of the Comprehensive Plan, and therefore any conflicts between the two must be resolved.

7. The Livable CommuniKeys Master Plan, Volume Two titled *Harbor Preservation/Redevelopment and Intra-Island Corridor Enhancement Plan* was reviewed during a regularly scheduled meeting of the Planning Commission held on March 8, 2006.

8. The strategies and Action Items in Volume Two of the Livable CommuniKeys Master Plan for Stock Island and Key Haven are the equivalent to the Objectives and Policies in the Monroe County Year 2010 Comprehensive Plan.

9. The Planning Commission was presented with the Volume Two of the Livable CommuniKeys Master Plan for Stock Island and Key Haven on March 8, 2006.

10. The Board of County Commissioners was presented with the following information, which by reference is hereby incorporated as part of the record of said hearing:

- a. Volume Two (2) of the Stock Island and Key Haven Livable CommuniKeys Master Plan titled *Harbor Preservation/Redevelopment and Intra-Island Corridor Enhancement Plan*.
- b. Objective 101.20 mandates that the County complete a series of master plan documents to address local needs while balancing the needs of all of Monroe County. Volume Two (2) of the Stock Island and Key Haven Livable CommuniKeys Master Plan requires implementation of the recommended Strategies and Action Items. The Master Plan must be adopted as an amendment to and a part of the Year 2010 Comprehensive Plan.
- c. Policy 101.20.1 requires the County to develop each master plan in accordance with twelve specific principles.

WHEREAS, the Monroe County Board of County Commissioners makes the following Conclusions of Law based on the evidence presented:

1. The Livable CommuniKeys Program requires Monroe County to produce a series of Master Plans which address local needs while balancing the needs of all of Monroe County; and
2. Volume Two (2) of the Master Plan titled *Harbor Preservation/Redevelopment and Intra-Island Corridor Enhancement*

3. Volume Two (2) of the Master Plan titled *Harbor Preservation/Redevelopment and Intra-Island Corridor Enhancement Plan*, as adopted, recommends the amendments proposed by this Ordinance to avoid conflicts with existing Objectives and Policies and to enable the implementation of the Livable CommuniKeys Program; and
4. The proposed amendments are internally consistent with and further the Goals, Objectives and Policies of the Year 2010 Comprehensive Plan and the Principles of Guiding Development set forth in Chapter 380, Florida Statutes; and

WHEREAS, the Monroe County Board of County Commissioners hereby supports the decision of the Monroe County Planning Commission and the Staff of the Monroe County Planning Department; and

WHEREAS, it is the desire of the Monroe County Board of County Commissioners that the following amendments to the Monroe County 2010 Comprehensive Plan be approved, adopted and transmitted to the state land planning agency for approval.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA, THAT:

Section 1. The Livable CommuniKeys Master Plan for Stock Island to Key Haven is adopted as an amendment to the Monroe County Year 2010 Comprehensive Plan.

Section 2. Amend Policy 101.20.2 in the Monroe County Year 2010 Comprehensive Plan to add paragraph 3 and read as follows:

POLICY 101.20.2

The Community Master Plans shall be incorporated into the 2010 Comprehensive Plan as a part of the plan and be implemented as part of the Comprehensive Plan. The following Community Master Plans have been completed in accordance with the principles outlined in this section and adopted by the Board of County Commissioners:

3. Volume Two (2) of the Stock Island and Key Haven Livable CommuniKeys Master Plan titled *Harbor Preservation/Redevelopment and Intra-Island Corridor Enhancement Plan* dated November 2005 and adopted by the Board of County Commissioners on April 19, 2006 is incorporated by reference into the 2010 Comprehensive Plan. The term Strategies in the Master Plan is equivalent to the term Objectives in the Comprehensive Plan and the term Action Item is equivalent to the term Policy; the meanings and requirements for implementation are synonymous.

the 2010 Comprehensive Plan. The term Strategies in the Master Plan is equivalent to the term Objectives in the Comprehensive Plan and the term Action Item is equivalent to the term Policy; the meanings and requirements for implementation are synonymous.

Section 3. If any section, subsection, sentence, clause, item, change, or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such validity.

Section 4. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of said conflict.

Section 5. This ordinance shall be transmitted to the Planning Department to the Department of Community Affairs pursuant to Chapter 163 and 380, Florida Statutes.

Section 6. This ordinance shall be filed in the Office of the Secretary of the State of Florida but shall not become effective until a notice is issued by the Florida Department of Community Affairs or Administrative Commission approving same in accordance with Florida Statutes 380.05(6) and (11) and finding the amendment in compliance with Chapter 163, Florida Statutes.

PASSED AND ADOPTED by the Board of County Commissioners of Monroe County, Florida, at a regular meeting held on the ____ day of ____, A.D., 2006.

Mayor Charles "Sonny" McCoy
Mayor Pro Tem Murray Nelson
Commissioner George Neugent
Commissioner David Rice
Commissioner Dixie Spehar

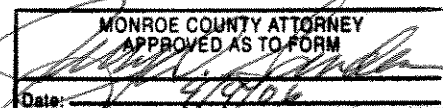
BOARD OF COUNTY COMMISSIONERS
OF MONROE COUNTY, FLORIDA

BY _____
Charles "Sonny" McCoy

(SEAL)

ATTEST: DANNY L. KOLHAGE, CLERK

DEPUTY CLERK



BOCC STAFF REPORT

MEMORANDUM

TO: Board of County Commissioners

FROM: Heather Beckmann, Senior Planner

RE: Volume 2 of the Livable CommuniKeys Master Plan for Stock Island and Key Haven and to add Policy 101.20.2.3 to the Year 2010 Comprehensive Plan

DATE: April 3, 2006

MEETING DATE: April 19, 2006

Background

Goal 101.20 of the 2010 Comprehensive Plan directs the County to develop a series of Community Master Plans undertaken through out the Livable CommuniKeys Planning Program. Policy 101.20.1 requires the County to develop each master plan in accordance with twelve specific principles.

Volume Two (2) of the Livable CommuniKeys Master Plan for Stock Island and Key Haven is being incorporated into the 2010 Comprehensive Plan as an amendment to the Plan and is specific to the Safe Harbor and Peninsular Port Areas as well as the Intra-Island Corridors of MacDonald/Maloney Avenues and Fifth and Fourth Avenues of Stock Island.

Similar amendments have been made for the addition of the Big Pine and No Name Key Master Plans as well as the Tavernier Creek to Mile Marker 97 Master Plan.

Staff Recommendation

Include the following amendment to Policy 101.20.2 of the 2010 Comprehensive Plan incorporating Volume Two (2) of the Master Plan for Stock Island and Key Haven.

Policy 101.20.2

The Community Master Plans shall be incorporated into the 2010 Comprehensive Plan as part of the plan and be implemented as part of the Comprehensive Plan. The following Community Master Plans have been completed in accordance with the principals outlined in this Section and adopted by the Board of County Commissioners:

3. Volume Two (2) of the Stock Island and Key Haven Livable CommuniKeys Master Plan titled *Harbor Preservation/Redevelopment and Intra-Island Corridor Enhancement Plan* dated November 2005 and adopted by the Board of County Commissioners on _____ is incorporated by reference into the 2010 Comprehensive Plan. The term Strategies in the Master Plan is equivalent to the term Objectives in the Comprehensive Plan and the term Action Item is equivalent to the term Policy; the meanings and requirements for implementation are synonymous.

PLANNING COMMISSION RESOLUTION

RESOLUTION NO. _____-2006

A RESOLUTION BY THE MONROE COUNTY PLANNING COMMISSION GRANTING CONCEPTUAL **APPROVAL** OF VOLUME TWO (2) OF THE LIVABLE COMMUNIKEYS MASTER PLAN FOR STOCK ISLAND; PROVIDING FOR THE REPEAL OF ALL ORDINANCES INCONSISTENT HERewith; AND DIRECTING THE DIRECTOR OF PLANNING AND ENVIRONMENTAL RESOURCES TO FORWARD A CERTIFIED COPY OF THIS ORDINANCE TO THE FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Monroe County Year 2010 Comprehensive Plan Objective 101.20 identifies the Livable CommuniKeys Planning Program as a planning program designed to address community needs while balancing the needs of all of Monroe County; and

WHEREAS, Policy 101.20.1 of the Year 2010 Comprehensive Plan directs Monroe County to develop a series of Community Master Plans which shall include specific criteria, including close coordination with other community plans ongoing in the same area and sets out twelve principles to direct development of the master plans; and

WHEREAS, the Livable CommuniKeys Master Plan for Stock Island is the product of the Livable CommuniKeys program as outlined in the Monroe County Year 2010 Comprehensive Plan Objective 101.20; and

WHEREAS, Policy 501.1.1 of the Year 2010 Comprehensive Plan states that Monroe County shall permit only port and port-related land use within the Safe Harbor/Peninsular port area of Stock Island; and

WHEREAS, Policy 502.1.2 of the Year 2010 Comprehensive Plan states that Monroe County shall permit land uses supportive, complementary to or otherwise port related nearby and adjacent to the Safe Harbor/Peninsular Port areas of Stock Island; and

WHEREAS, Volume Two (2) of the Stock Island/Key Haven Master Plan titled *Harbor Preservation/Redevelopment and Intra-Island Corridor Enhancement Plan* sets out the following six principles; preserve the working waterfront, revitalize the port area while improving the physical setting, accommodate a diversity of water-oriented activities and people, connect the port area to the surrounding community, provide access along the waterfront, and to respect and reinforce the heritage and character of the community; and

WHEREAS, the Master Plan will be adopted as a part of the Comprehensive Plan, and therefore any conflicts between the two must be resolved; and

WHEREAS, the Livable CommuniKeys Master Plan, Volume Two titled *Harbor Preservation/Redevelopment and Intra-Island Corridor Enhancement Plan* was reviewed during a regularly scheduled meeting of the Planning Commission held on March 8, 2006; and

WHEREAS, the strategies and Action Items in Volume Two of the Livable CommuniKeys Master Plan for Stock Island and Key Haven are the equivalent to the Objectives and Policies in the Monroe County Year 2010 Comprehensive Plan; and

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF MONROE COUNTY, FLORIDA conceptually approved Volume Two (2) of the Stock Island Key Haven Livable CommuniKeys Master Plan; and

CONCEPTUALLY PASSED AND ADOPTED by the Planning Commission of Monroe County, Florida, at a regular meeting held on the 8^h day of March 2006.

PLANNING COMMISSION OF MONROE COUNTY, FLORIDA

BY _____

James D. Cameron, Chair

Signed this _____ day of _____, 2006.